

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixth day of July 2005, at 7:30P.M, and there were present:

PRESENT: Rebecca Anderson, Vice-Chair
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Stanley J. Keysa, Chairman

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

July 6, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 6, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Rebecca Anderson
Planning Board Vice-Chair

RA:mn

Meeting called to order by Vice-Chair Anderson at 7:30 PM. Motion was made by Steven Socha to approve the minutes from the June 15, 2005 Planning Board Meeting. Motion was seconded by John Gober and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW-TIM HORTON'S RESTAURANT, 6687 TRANSIT ROAD, WILLIAMSVILLE, NY 14221. PROPOSED 3,080 SQ. FT. COFFEE AND PASTRIES RESTAURANT WITH DRIVE THROUGH. PROJECT NO. 9204. CONTACT PERSON: NEAL P. KOCHIS, WILLIAM SCHUTT & ASSOCIATES.

William Schutt, Wm. Schutt & Associates, presented to the Planning Board the site plan for the proposed 3,080 sq. ft. coffee and pastries restaurant on the 1-acre site at 6687 Transit Road. This restaurant will be almost twice the size as the Tim Horton's Restaurant at Genesee St. & Harris Hill Rd, since there will be an onsite bakery at this location. Mr. Schutt explained that this project will have one ingress/egress from a 30-ft. wide access road off of Transit Rd. Permission to build this access road has been received from New York State Dept. of Transportation. The plan shows 35 parking spaces which exceeds the 22-parking space minimum for this project. The drive through window will stack up to twenty cars. Town Engineer Robert Labenski stated that he had no concerns with drainage for this project. There was some discussion regarding the Tim Horton's Restaurant at Genesee St. & Harris Hill Rd. One of the conditions of that project was that there was to be a No Left Turn sign at the exit onto Harris Hill Rd., but the sign was never put up. Louis Terragoli, Director of Real Estate for Tim Horton's Restaurant, told the Planning Board that he would make sure that a No Left Turn sign is put in at that location.

DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the site plan as presented to the Town Board . Motion seconded by Lawrence Korzeniewski and unanimously carried.

OTHER MATTERS

Member Socha raised the question as to who should be contacted if Planning Board Members are unable to attend any meetings at the last minute. After a brief discussion, the Planning Board decided to table this item to the next Planning Board meeting when Chair Keysa would be present.

At 7:45PM Steven Socha made a motion to adjourn the meeting. Motion seconded by Michael Myszka and unanimously carried.